

EXHIBIT 1

Lease Ledger

Date: 07/08/2025

Property: 3156

Tenant: cor012 JOANN

From Date: 02/01/2019 To Date: 04/30/2025

Move In Date: 02/01/2019 Move Out Date: 04/30/2025

Date	Description	Charge	Notes
2/20/2025	Operating Expense Reconciliation (01/2024 - 01/2024)	-215.25	47814.77 2024 CTI REC billed 2/20/25
2/20/2025	Operating Expense Reconciliation (02/2024 - 12/2024)	-21,947.21	
2/20/2025	Real Estate Tax Reconciliation (01/2024 - 01/2024)	-825.63	
2/20/2025	Real Estate Tax Reconciliation (02/2024 - 12/2024)	-4,524.34	
2/20/2025	CAM Insurance Reconciliation (01/2024 - 01/2024)	4,589.64	
2/20/2025	CAM Insurance Reconciliation (02/2024 - 12/2024)	49,597.71	
2/20/2025	Waste Recoveries Reconciliation (01/2024 - 01/2024)	1,672.58	
2/20/2025	Waste Recoveries Reconciliation (02/2024 - 12/2024)	18,074.61	
2/20/2025	Sales Tax on Operating Expense Reconciliation (02/2025)	-6.46	
2/20/2025	Sales Tax on Operating Expense Reconciliation (02/2025)	-658.42	
2/20/2025	Sales Tax on Real Estate Tax Reconciliation (02/2025)	-24.77	
2/20/2025	Sales Tax on Real Estate Tax Reconciliation (02/2025)	-135.73	
2/20/2025	Sales Tax on CAM Insurance Reconciliation (02/2025)	137.69	
2/20/2025	Sales Tax on CAM Insurance Reconciliation (02/2025)	1,487.93	
2/20/2025	Sales Tax on Waste Recoveries Reconciliation (02/2025)	50.18	
2/20/2025	Sales Tax on Waste Recoveries Reconciliation (02/2025)	542.24	
4/1/2025	Operating Expenses Estimate (04/2025)	7,637.85	
4/1/2025	Real Estate Tax Estimate (04/2025)	7,847.64	
4/1/2025	Base Rent (04/2025)	25,014.50	
4/1/2025	Sales Tax on Operating Expenses Estimate (04/2025)	229.14	
4/1/2025	Sales Tax on Real Estate Tax Estimate (04/2025)	235.43	
4/1/2025	Sales Tax on Base Rent (04/2025)	750.44	
Total Balance Due		89,529.77	

Date	All Payments received for 2025	Payment	
2/10/2025	Chk# 400564004 :CHECKscan Payment F/S -	38,849.43	Applied to February Rents
2/10/2025	Chk# 400564004 Reapplied Receipt :CHECKscan Payment F/S	38,849.43	
2/10/2025	Chk# 400564004 :Prog Gen Reverses receipt Ctrl# 310930 (Re-applied receipt)	-38,849.43	
3/4/2025	Chk# 400564308 :CHECKscan Payment F/S - Prepay	21,304.52	Applied to January Stub Rents
3/11/2025	Chk# 400564989 :CHECKscan Payment F/S - Charges NSF by ctrl# 315271 Reversed payment - NSF	38,849.43	
3/18/2025	Chk# 400564989 NSF receipt Ctrl# 314585 Reversed payment - NSF	-38,849.43	
4/9/2025	Chk# 400565658 :CHECKscan Payment F/S - Charges	38,849.43	Applied to March Rents returned NSF
Total payments received		99,003.38	